



# Town Council Agenda Report

**SUBJECT:** Site Plan

Application No. SP 10-4-99

Project Name: Davie Nissan Volvo

Location: 3650 Weston Road

**CONTACT PERSON/NUMBER:** M.J Sterling, Inc. (305) 858-9430

**TITLE OF AGENDA ITEM:** Davie Nissan Volvo

**REPORT IN BRIEF:** Proposed for the site is 52,363 square foot high-end new and used automobile dealership. The building height is determined by a maximum floor area ratio of 31% of the base site area. The proposed building height is 46'-8" to the top of the roof deck and 63'-2" to the top of roof peak. The floor plans reflect a first and second floor office, showroom, parts, and service use with the remaining three levels used for vehicle storage. The building materials will consist of light tones of white and grey concrete stucco walls and a metal seam roofing material painted in Harbor Blue. The landscape plan reflects Royal Palms and flowering trees along Weston Road. Live Oak, Mahogany, Gumbo Limbo and Buttonwood trees are proposed along the perimeters and within the parking areas with Alexander palms, Live Oaks and flowering trees adjacent to the building. The majority of the proposed shrubs and trees are native materials.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** *Based upon the above, staff recommends approval of application SP 10-4-99 subject to the following.*

1. Providing a letter of consent from Florida Power and Light for all development within the FPL easements.
2. Providing a pedestrian sidewalk on the north and south sides of the building, adjacent to the service area drive aisles.
3. Providing a minimum 2.5' clear zone between all fixed structures and the edge of pavement (ie. columns located in the 10' island adjacent to the service area drive aisles).
4. Revising the lighting plan to meet IES and Town of Davie standards.
5. Providing groupings of Thatch palms and shrubs along the bridal path.
6. Specifying boots on all Sabal Palms that will not create a hazard to pedestrian safety.
7. Providing a maintenance agreement letter from Broward County to allow the proposed trees in the 10' landscape strip adjacent to the property line along the right of way of SW 36th street.

8. Approval by Broward County of the revised 80 foot opening located 330' south of the north limits of the site.

**RECOMMENDATION(S):** Site Plan Committee Recommendation: Motion to recommend Approval subject to the planning report items one through eight (one item added at the meeting, staff recommended a change of parking designation in the parking garage) (3-0, Motion by: Mr. Arnold, Seconded by: Mr. Engel with Mr. Evans absent) December 7, 1999.

**Attachment(s):** Planning Report, Subject Site Map, Land Use Map, Aerial

**Application #:** SP 10-4-99  
Davie Nissan-Volvo

**Revisions:** December 9, 1999

**Exhibit "A":**

**Original Report Date:** December 7, 1999

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** M.J Sterling, Inc.

**Address:** 2665 South Bayshore Dr.

**City:** Miami, Fl.

**Phone:** (305) 858-9430

**Agent:**

**Name:** Plantation Sales Inc.

**Address:** 747 N. State Road 7

**City:** Plantation, Fl

**Phone:** (954) 584-3322

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan approval

**Address/Location:** 3650 Weston Road

**Land Use Plan Designation:** Commercial

**Zoning:** BP (Business Park)

**Existing Use:** The subject site is undeveloped

**Proposed Use:** Automobile dealership

**Parcel Size:** 8.675 acres

**Surrounding Land Use:**

**North:** Roadway (SW 36th Street)

**South:** Commercial

**East:** Interstate I-75

**West:** Weston Road

**Surrounding Zoning:**

**North:** T (Transportation, SW 36th Street)

**South:** BP (Business Park)

**East:** T (Transportation, I-75)

**West:** Weston Road

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## **DEVELOPMENT PLAN DETAILS**

### **Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* One ingress/egress point provided off of Weston Road to the west on the site. The site plan reflects an eighty foot opening located 330' south of the north limits of the site. Town Council approved the plat with a hundred foot opening located 421.60' south of the north limits of the site. The applicant has submitted a revised plat to the County for review and approval showing the proposed access. Four hundred and twenty five parking spaces are required with 528 provided.
2. *Drainage/Open Space information:* 35% open space is required with approximately 43% provided.
3. *Building, materials & color scheme:* Proposed for the site is 52,363 square foot high-end new and used automobile dealership. The building height is determined by a maximum floor area ratio of 31% of the base site area. The proposed building height is 46'-8" to the top of the roof deck and 63'-2" to the top of roof peak. The floor plans reflect of a first and second floor office, showroom, parts, and service use with the the remaining three levels used for vehicle storage. The building materials will consist of light tones of white and gray concrete stucco walls and a metal seam roofing material painted in Harbor Blue.
4. *Landscaping:* The landscape plan reflects Royal Palms and flowering trees along Weston Road. Live Oak, Mahogany, Gumbo Limbo and Buttonwood trees are proposed along the perimeters and within the parking areas with Alexander palms, Live Oaks and flowering trees adjacent to the building. The majority of the purposed shrubs and trees are native materials.

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## Summary of Significant Development Review Agency Comments

None

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### Applicable Codes and Ordinances

The effective code of ordinances governing this project is under the Town of Davie Land Development Code.

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### Comprehensive Plan Considerations

**Planning Area:** The proposed project is within planning area No. 2. The predominant existing and planned land use is single family residential at a density of one dwelling unit per acre. This planning area contains numerous small subdivisions of one acre lots. A substantial FPL transmission corridor exists in this planning area that runs parallel with I-75, through residential land.

**Broward County Land Use Plan:** The approved boundary plat titled Pointe West Center, is restricted to 55,000 square feet of automobile dealership.

### Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

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### Staff Recommendation

**Recommendation:** Based upon the above, staff recommends approval of application SP 10-4-99 subject to the following.

1. Providing a letter of consent from Florida Power and Light for all development within the FPL easements.
2. Providing a pedestrian sidewalk on the north and south sides of the building, adjacent to the service area drive aisles.
3. Providing a minimum 2.5' clear zone between all fixed structures and the edge of pavement (ie. columns located in the 10' island adjacent to the service area drive aisles).
4. Revising the lighting plan to meet IES and Town of Davie standards.

5. Providing groupings of Thatch palms and shrubs along the bridal path.
  6. Specifying boots on all Sabal Palms that will not create a hazard to pedestrian safety.
  7. Providing a maintenance agreement letter from Broward County to allow the proposed trees in the 10' landscape strip adjacent to the property line along the right of way of SW 36th street.
  8. Approval by Broward County of the revised 80 foot opening located 330' south of the north limits of the site.
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### **Site Plan Committee**

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend Approval subject to the planning report items one through eight (one item added at the meeting, staff recommended a change of parking designation in the parking garage) (3-0, Motion by: Mr. Arnold, Seconded by: Mr. Engel with Mr. Evans absent) December 7, 1999.

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### **Exhibits**

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_





